

Alert

Update

Reminder

Clarification

Training
Information

Preview

Government Overlay Relief-Properties Listed for Sale

Truist Bank (Truist) is taking the opportunity to align government (FHA and VA) overlays applicable to properties recently listed for sale with Fannie Mae's requirements.

Effective Dates

Effective for all new and pipeline FHA and VA loans as of June 05, 2026.

Background Information

Truist's government loan overlays (FHA and VA) for refinance transactions on properties listed for sale were originally adopted from Fannie Mae guidelines during the 2008 financial crisis and were not consistently updated as Fannie Mae revised their requirements. As a result, misaligned and inconsistent restrictions remain that are no longer supported by Agency guidance or current risk conditions.

Bulletin Details

For all FHA and VA refinance transactions, properties must now be taken off the market on or before the disbursement date of the new mortgage loan. If the property is currently listed for sale, documentation must be provided that the listing agreement is terminated (it is NOT okay just to take the For Sale sign down).

Before and After Matrix

[Click here](#) to see the before and after matrix that provides a detailed overview of all standard revisions.

Revised Materials

Click [FHA 203\(b\) Loan Standard](#), [Veterans Administration Loan Standard](#), and [Government Overlay Matrix](#) to review the revised product materials.

Other Resources

| Support Group | Description and Contact Information: |
|--|--|
| Correspondent Relationship Coordinator | Specific questions on applying this procedure to specific loan files. Contact your Correspondent Relationship Coordinator at 800.382.2111, option 1. |
| Product Support | Provides phone and email support on products, policies, and procedures as well as new product rollout and existing product enhancement. Contact Product Support at 800.382.2111, option 3. |

This information is for use by mortgage professionals only and should not be distributed to or used by consumers or other third parties. This is not for solicitation of sales. Information is accurate as of date of posting and is subject to change without current product details and lending procedure. Truist Bank does not guarantee or assume liability for any third-party products or services. Truist Bank is an Equal Housing Lender. ©2026 Truist Financial Corporation. Truist, Truist Purple and the Truist logo are service marks of Truist Financial Corporation. All rights reserved.